

Message Text

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ACTION OPR-02

INFO OCT-01 ARA-14 ISO-00 A-01 SSO-00 /018 W
-----096688 282008Z /50

O R 281843Z APR 78
FM AMEMBASSY BUENOS AIRES
TO SECSTATE WASHDC IMMEDIATE 5540
INFO DIA WASHDC
USCINCSO QUARRY HTS CZ
USDA/FAS WASHDC
FBI WASHDC
PER DIEM TVL AND TR ALWS COMTE WASHDC

UNCLAS BUENOS AIRES 3290

FOR A/ALS AND ARA/MGT; DIA FOR AH-6

E.O. 11652: N/A
TAGS: ALOW SOCI AR
SUBJECT: LQA BUENOS AIRES

REF: BUENOS AIRES 5620/77

1. HOUSING COSTS HAVE CONTINUED TO SOAR. THE SITUATION IS SIMILAR TO LAST YEAR (REFTEL). WE HAVE ONE EMPLOYEE WHO HAS BEEN IN HOTEL FOR FOUR MONTHS BECAUSE HE CANNOT FIND SUITABLE HOUSING WITHIN ALLOWANCES.

POST WISHES TO AVOID SERIOUS PROBLEMS THIS SUMMER WHEN WE WILL HAVE A 40 PERCENT TURNOVER. WE REQUEST THE DEPT TO ACCEPT THE RESULTS OF A SURVEY AND APPRAISAL SIMILAR TO THAT REPORTED IN REFTEL. ALL AGENCIES HAVE CLEARED THIS REPORT.

2. HOUSING, WHICH HAS ALWAYS BEEN EXPENSIVE, IS IN SHORT SUPPLY. NOW THAT SECURITY IS NO LONGER A PROBLEM AND THE ECONOMY IS IMPROVING, THE SITUATION IS FURTHER EXACERBATED BY A GROWTH OF THE INTERNATIONAL BUSINESS AND MISSIONARY COMMUNITY.

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3. AS NOTED IN REFTEL, WE HAVE GREATLY EXPANDED THE SECURE ZONE. THIS HAS NOT RESULTED IN LOWER COSTS BUT HAS MADE MORE HOUSES AVAILABLE. THE FOLLOWING IS FOR RENTAL ONLY. UTILITIES MAY BE GATHERED FROM CURRENT SSF-1190S.

4. SURVEY CODES: H - HOUSE, A - APT., L - LIVING ROOM, D - DINING ROOM, L/D - LIVING AND DINING ROOM COMBINATION, DEN - DEN, DEN B -

DEN WHICH COULD CONVERT TO BEDROOM, B - BEDROOM, BTH - FULL BATHROOM, T - GUEST TOILETTE, K - KITCHEN, G - GARDEN, P - POOL, GA - GARAGE, GP - PARKING SPACE, S - SERVANT QUARTERS WITHOUT BATH, SB - SERVANT QUARTERS WITH FULL BATHROOM. WE DID NOT CONSIDER ANY RESIDENCE THAT DID NOT HAVE A TELEPHONE. ALL ARE UNFURNISHED UNLESS OTHERWISE NOTED.

5. A IN DISTRICT LIBERTADOR 2168, SIXTH FLOOR, L/D, B TWO SMALL, BTH, K, GP. COMMENT: VERY SMALL SUITABLE FOR JUNIOR SINGLE STAFF. \$840/MONTH.

6. A IN DISTRICT BILLINGHURST 2520, 7TH FLOOR, L/D, B-TWO, K, GP. COMMENT: SUITABLE FOR SINGLE STAFF OR JUNIOR OFFICER. \$1050/MONTH.

7. A IN DISTRICT ALVEAR 1992, 5TH FLOOR, L, D, B-FOUR, BTH-THREE, T, K WITH BREAKFAST ROOM, W, GP, SB. COMMENT: SUITABLE FOR SENIOR OFFICER WITH REPRESENTATIONAL REQUIREMENTS. \$4200/MONTH.

8. A IN BELGRANO, TEODORO GARCIA Y VILLANUEVA, 26TH FLOOR. L/D, B-FOUR, DEN, BTH-THREE, K, SB, GP-TWO. COMMENT: POST DID NOT VISIT THIS APT. SUBMITTED BY AGENT. IT IS ONE YEAR OLD AND APPEARS TO BE SUITABLE FOR MID-CAREER OFFICER. \$3150.

9. A IN BELGRANO, LIBERTADOR 2818, 11TH FLOOR, L, D, DEN, B-FOUR, K WITH BREAKFAST ROOM, SB, GP. COMMENT: SUITABLE FOR MID-CAREER W/FAMILY. \$3675/MONTH.
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10. A IN DISTRICT GELLY OBES 2299, 18TH FLOOR. L/D - LARGE, B-FOUR, DEN, BTH-TWO, T, SB, W, OFFICE OFF KITCHEN, NO PARKING. COMMENT: EXCEPT FOR LACK OF PARKING, SUITABLE FOR SENIOR OFFICER. \$4200/MONTH.

11. H IN MARTINEZ, MUNIZ 848. L, D, B-THREE, DEN, BTH-TWO, T, K WITH BREAKFAST ROOM, SB, P, GA, G. COMMENT: SUITABLE FOR MID-CAREER OR SENIOR OF REPRESENTATIONAL DUTIES NOT HEAVY. \$3150/MONTH.

12. H IN ACASSUSO, ANCHORENA AND LIBERTADOR. L/D LARGE, B-FOUR, DEN, BTH-TWO, T, K WITH BREAKFAST ROOM, W, GA, P, G. COMMENT: NICE YARD, SUITABLE FOR MID-CAREER TO SENIOR FAMILY WITH LITTLE REPRESENTATIONAL REQUIREMENT. VERY NICE YARD. \$3150/MONTH.

13. H IN VICENTE LOPEZ, GASPAR CAMPOS 1750. L/D, B-FOUR, DEN, BTH-TWO, T, SB, K WITH BREAKFAST ROOM, G-LARGE, P-LARGE, GA. COMMENT: SUITABLE FOR MID-CAREER OR SENIOR OFFICER WITH LITTLE REPRESENTATIONAL REQUIREMENTS. \$3675/MONTH.

14. H IN MARTINEZ, ESTRADA 1000. L, D, B-FOUR, K, ALSO FAMILY ROOM WITH KITCHENETTE, BTH-THREE, T, P, G, GA. COMMENT: THIS HOUSE VERY

SIMILAR TO ANOTHER NOW OCCUPIED BY AGENCY HEAD. IT IS APPROPRIATE FOR SENIOR OFFICER WITH REPRESENTATIONAL REQUIREMENTS. WHILE VERY GOOD, IT WOULD NOT BE OSTENTATIOUS. \$5250.

15. ALL ABOVE ARE NEWLY SURVEYED DWELLINGS. THE FOLLOWING ARE HOUSES NOW OCCUPIED BY EMBASSY EMPLOYEES. THE PRICES ARE BY THE SAME APPRAISER WE USED LAST AUGUST.

16. SEE REFTTEL PARA 21. OCCUPIED BY FSR-4, WIFE, THREE CHILDREN. NOW APPRAISED AT \$3675/MONTH.

17. SEE REFTTEL PARA 22. IT SEEMS OUR APPRAISER HIT THIS ONE ON THE NOSE FOR HER PRICE OF \$5250/MONTH COINCIDES WITH NEW LEASE TAKEN BY NON-EMBASSY LESSEE. NOW OCCUPIED BY GS-16 HEAD OF AGENCY. UNCLASSIFIED

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18. SEE REFTTEL PARA 22. IT WAS OCCUPIED BY FSR-4, WIFE, TWO CHILDREN. APPRAISED AT \$2310/MONTH.

19. SEE REFTTEL PARA 24. OCCUPIED BY MID-LEVEL MILITARY OFFICER, WIFE, THREE CHILDREN. APPRAISED AT \$4200/MONTH.

21. SEE REFTTEL PARA 28. NOW OCCUPIED BY FSIO-4, WIFE, TWO CHILDREN. APPRAISED AT \$2310/MONTH.

22. H IN MARTINEZ, PUEYRREDON 1326, L, D, B-FOUR, BTH-THREE, K, SB, W, G, GA, P. COMMENT: THIS VERY GOOD MODERN HOUSE NOW OCCUPIED BY FSR-3, WIFE, ONE CHILD. WE WOULD LIKE TO KEEP IT FOR NEW COUNSELOR WITH WIFE, TWO CHILDREN, DEP. MOTHER. OUR APPRAISER PUT IT AT \$3800 PER MONTH. THE OWNER ASKED \$3500 AND WE THINK WE CAN NEGOTIATE TO \$3360 ON NEW CONTRACT.

23. PLEASE NOTE THAT WHILE ALL HOUSES HAVE POOLS WE ARE NOT SEEKING SUMPTUOUS HOUSING. ONE FAMILY WITH SMALL CHILDREN FOUND IT VERY DIFFICULT TO FIND A HOUSE WITHOUT A POOL. UNTIL RECENTLY, LARGE POOL COULD BE BUILT FOR UNDER \$3000. IT SEEMS MOST OF BA TOOK ADVANTAGE OF THE PRICES TO HAVE THEM BUILT.

24. IMMEDIATE ACTION IS REQUESTED. WE HAVE TWO EMPLOYEES WHO ARE FACED WITH BEING SEVERAL HUNDRED DOLLARS MONTHLY OUT OF POCKET IF THEY SIGN THEIR LEASE TODAY. ONE, AS NOTED EARLIER, HAS BEEN IN A HOTEL WITH HIS FAMILY FOR FOUR MONTHS. CASTRO

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Message Attributes

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Draft Date: 28 apr 1978
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Disposition Approved on Date:
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Disposition Comment:
Disposition Date: 01 jan 1960
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Disposition History: n/a
Disposition Reason:
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Drafter: n/a
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